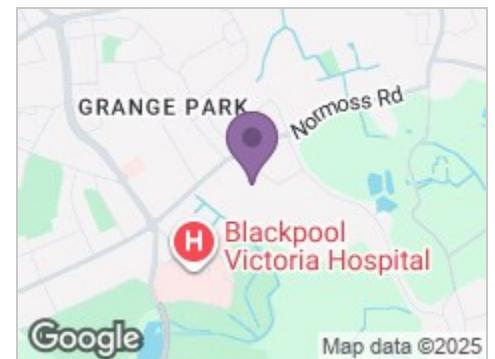


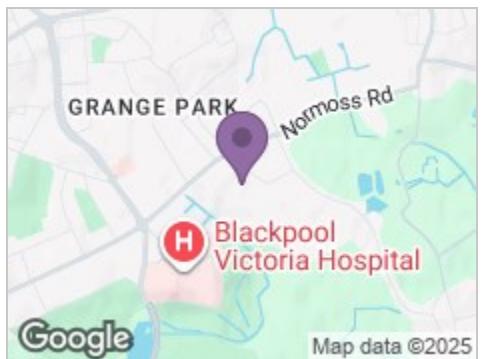
## Road Map



## Hybrid Map

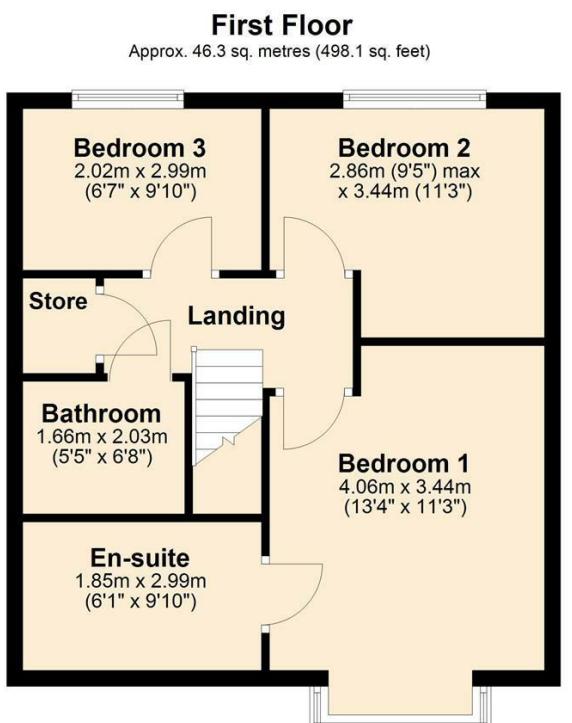
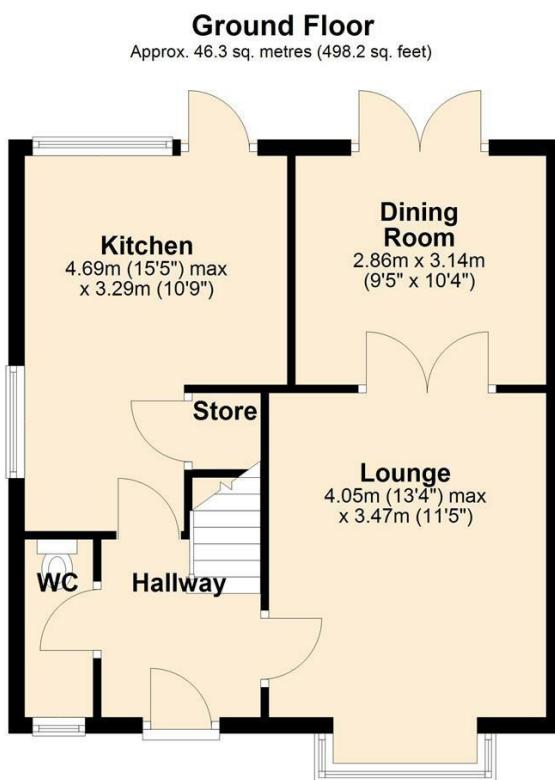


## Terrain Map



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## Floor Plan



## 3 Grebe Close

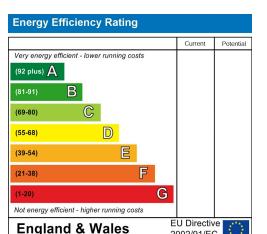
, Blackpool, FY3 8FR

## Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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# 3 Grebe Close

, Blackpool, FY3 8FR

Offers In The Region Of £280,000



## Entrance hallway

UPVC double glazed entrance door and window. Radiator. Staircase to the first floor. Door leading to lounge and wc.

## WC

UPVC double glazed opaque front window. Wash hand basin and wc. Radiator.

## Lounge

13'3" x 11'4"  
UPVC double glazed front window. Double radiator. Real flame Gas fire and surround. Laminate flooring. Double doors to dining area.

## Dining Room

9'4" x 10'3"  
Double glazed French doors to rear garden. Laminate flooring. Radiator.

## Kitchen

15'4" x 10'9"  
UPVC double glazed windows to the side and rear. Range of wall and base units with complementary work surfaces. Electric oven and hob. Sink and drainer. Integrated fridge freezer. Radiator. Breakfast bar.

## Bedroom 1

13'3" x 11'3"  
UPVC double glazed front bay window. Fitted wardrobes. Double radiator. Door to landing. Door to ensuite

## En-suite

6'0" x 9'9"  
UPVC double glazed opaque window. A three piece suite comprising shower cubicle, wash hand basin and low flush wc. Radiator.

## Bedroom 2

9'4" x 11'3"  
UPVC double glazed rear window. Fitted wardrobes. Radiator.

## Bedroom 3

6'7" x 9'9"  
UPVC double glazed rear window. Radiator. Fitted wardrobes.

## Bathroom

5'5" x 6'7"  
UPVC double glazed opaque side window. A three piece suite comprising of bath, wash hand basin and low flush wc. Heated towel Radiator. Fully tiled.

## Front Exterior

Driveway to front allowing off road parking for one vehicle.  
Gated driveway to side providing access to brick built detached garage.  
Established trees and lawn to front.

## Rear Exterior

Raised paved patio area and established lawn.  
Well established trees to perimeter

## Further Information

Tenure - Freehold  
Council Tax Band - E - Wyre Borough Council  
EPC Rating C

## agents disclaimer

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note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

